

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
December 12, 2014

Honorable Brian Lee
County Judge, Titus County
Titus County Courthouse
Mt. Pleasant, Texas

RE: Lots 13, 16-20, Swanano Subdivision, Hannah
Carter Survey, A-120, Titus County, Texas

Dear Judge Lee:

I have received a bid for the purchase of the above referenced lots of land which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on April 2, 2012. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. Section 34.05 of the Texas Property Tax Code requires consent by all taxing entities when such a sale is for less than the amount of the judgment. Therefore, before the sales can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Kenneth Wilson has offered \$5,000.00 for this property. The Judgment amount was \$30,663.08. The taxable value for this property is listed as \$24,471.00.

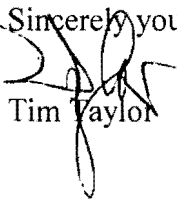
This property is located off Highway 11 in SE Titus County, and was platted and sold as a subdivision. It appears to be unkempt and wooded. The total acreage involved is 9.5 acres in two tracts. There is a structure on one of the lots that has been maintained as a Church, but it was constructed on the wrong lot and has been there for many years. It appears to be vacant now. I enclose plats and documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. If the county wishes to accept the offer, please so advise and I will prepare the necessary Resolutions.

Should you have questions about these specific transactions or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

Sincerely yours,


Tim Taylor

TRT:plw

declined

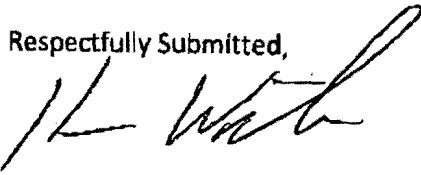
November, 20th, 2014

Tim Taylor , Attorney
Via Fax: 903-572-6309

Dear Mr. Taylor and All Appropriate Taxing Entities:

Please consider this letter a bid in the amount of \$5,000, cash in hand, for Titus County Property Id 16545 further described as Swanano Blk 1 Lot 13 & 16-20.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K. Wilson', written over the text 'Respectfully Submitted,'.

Kenneth Wilson
307 Pleasant Street
Mount Pleasant, TX 75455
903-573-1828

Titus CAD

Property Search Results > 16545 TITUS COUNTY %TIM R TAYLOR for Year 2014

Property

Account

Property ID: 16545 Legal Description: SWANANO BLK 1 LOT 13 & 16-20 9.5479 AC
 Geographic ID: 03155-00010-00130 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: HWY 11 Mapsco:
 Neighborhood: DANGERFIELD ISD Map ID: S
 Neighborhood CD: DF

Owner

Name: TITUS COUNTY %TIM R TAYLOR Owner ID: 128285
 Mailing Address: DELINQUENT TAX ATTORNEY % Ownership: 100.0000000000%
 PO BOX 1212
 MOUNT PLEASANT, TX 75465

Exemptions: EX-XV

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$24,471 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$24,471
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$24,471
 (-) HS Cap: - \$0

(=) Assessed Value: = \$24,471

Taxing Jurisdiction

Owner: TITUS COUNTY %TIM R TAYLOR
 % Ownership: 100.0000000000%
 Total Value: \$24,471

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
225	Titus County	0.418200	\$24,471	\$0	\$0.00
230	Titus County Hospital District dba Titus Regional Medical Center	0.159000	\$24,471	\$0	\$0.00
231	NTX Community College	0.099500	\$24,471	\$0	\$0.00
908	Dangerfield ISD	1.154599	\$24,471	\$0	\$0.00
CAD	Central Appraisal District	0.000000	\$24,471	\$0	\$0.00
Total Tax Rate:		1.831299			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$448.14

Improvement / Building

No Improvements exist for this property.

Titus County Appraisal District			PROPERTY APPRAISAL INFORMATION 2013			Entities		Values	
PROPERTY 16545	R	OWNER ID	TITUS COUNTY	TITUS CAD	225	100%		IMPROVEMENTS	0
Legal Description		125832	P O BOX 528		230	100%		LAND MARKET	+ 24,471
SWANANO BLK 1 LOT 13 & 16-20 9.5479 AC			MOUNT PLEASANT, TX 75455		231	100%		MARKET VALUE	= 24,471
		OWNERSHIP			908	100%		PRODUCTIVITY LOSS	- 0
		100.00%			CAD	100%		APPRAISED VALUE	= 24,471

03155-00010-00130 Ref ID2: 16545
Map ID S

ACRES: 9.5479
EFF. ACRES:

APPR VAL METHOD: Cost

HS CAP LOSS - 0
ASSESSED VALUE = 24,471

SITUS HWY 11

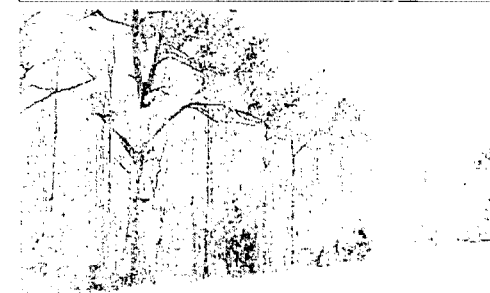
GENERAL

UTILITIES LAST APPR. None Ass
TOPOGRAPHY LAST APPR. YR 2011
ROAD ACCESS LAST INSP. DATE 09/10/2004
ZONING NEXT INSP. DATE
NEXT REASON

REMARKS TIMBER HERE

EXEMPTIONS

PICTURE



03.07.2012

BUILDING PERMITS

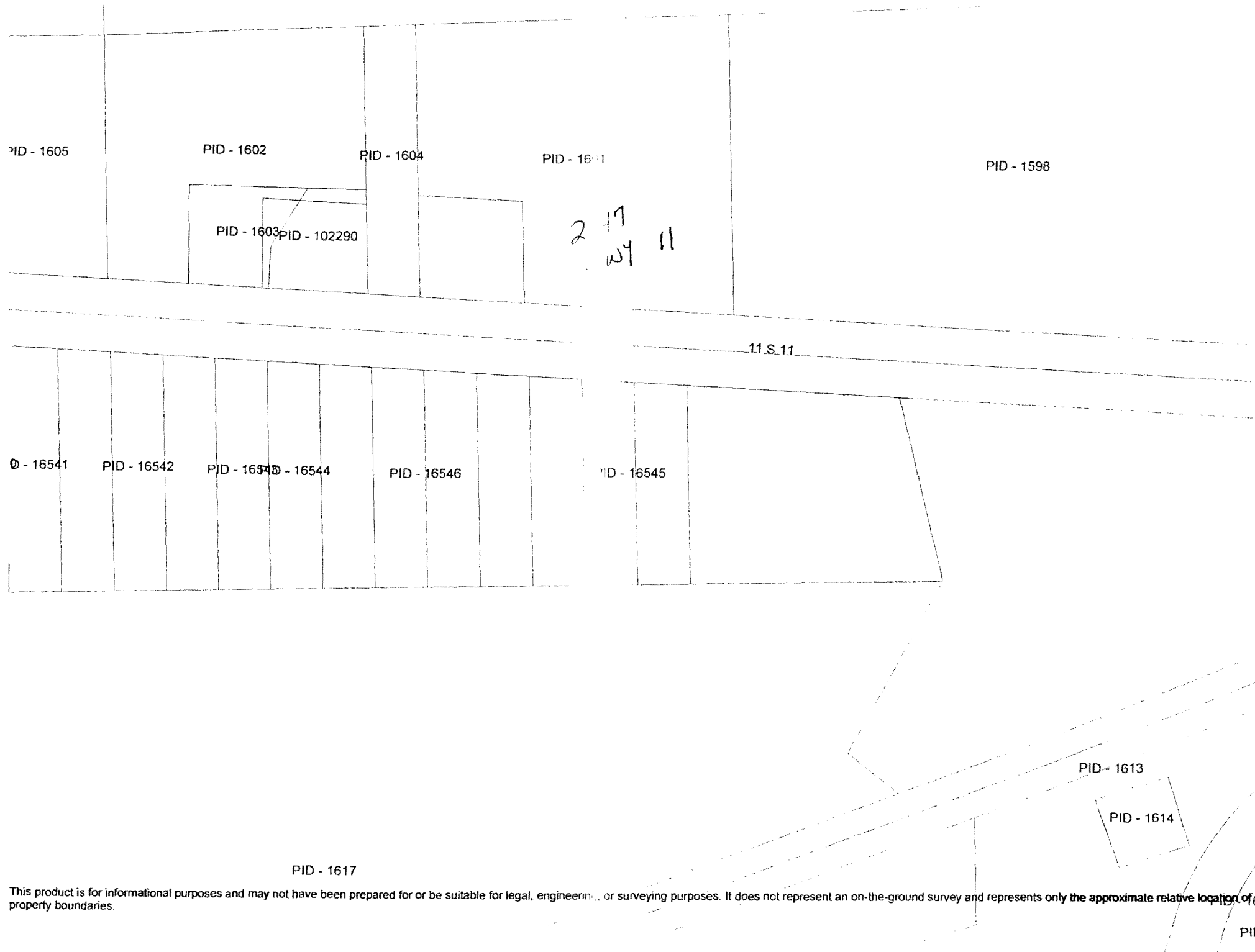
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/02/2012	*****	SMITH CLINIC MED	SD / /	

SALE DT	PRICE	GRANTOR	DEED INFO
03/02/2012	*****	SMITH CLINIC MED	SD / /

SUBD:	03155	100.00%	NBHD:DF	100.00%	IMPROVEMENT INFORMATION													
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

IMPROVEMENT FEATURES

SUBD: 03155		100.00%		NBHD:DF		100.00%		LAND INFORMATION						IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE			
1.	VACANT LOT		UL	C1	Y (100%)	A	1.1305 AC	.00		1.00		1.00	F	2,646	NO				0.00	0			
Comment: plat F																							
2.	VACANT LOT		UL	C1	Y (100%)	A	8.4174 AC	.00		1.00		1.00	F	21,825	NO				0.00	0			
Comment: plat F																							
														24,471							0		



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

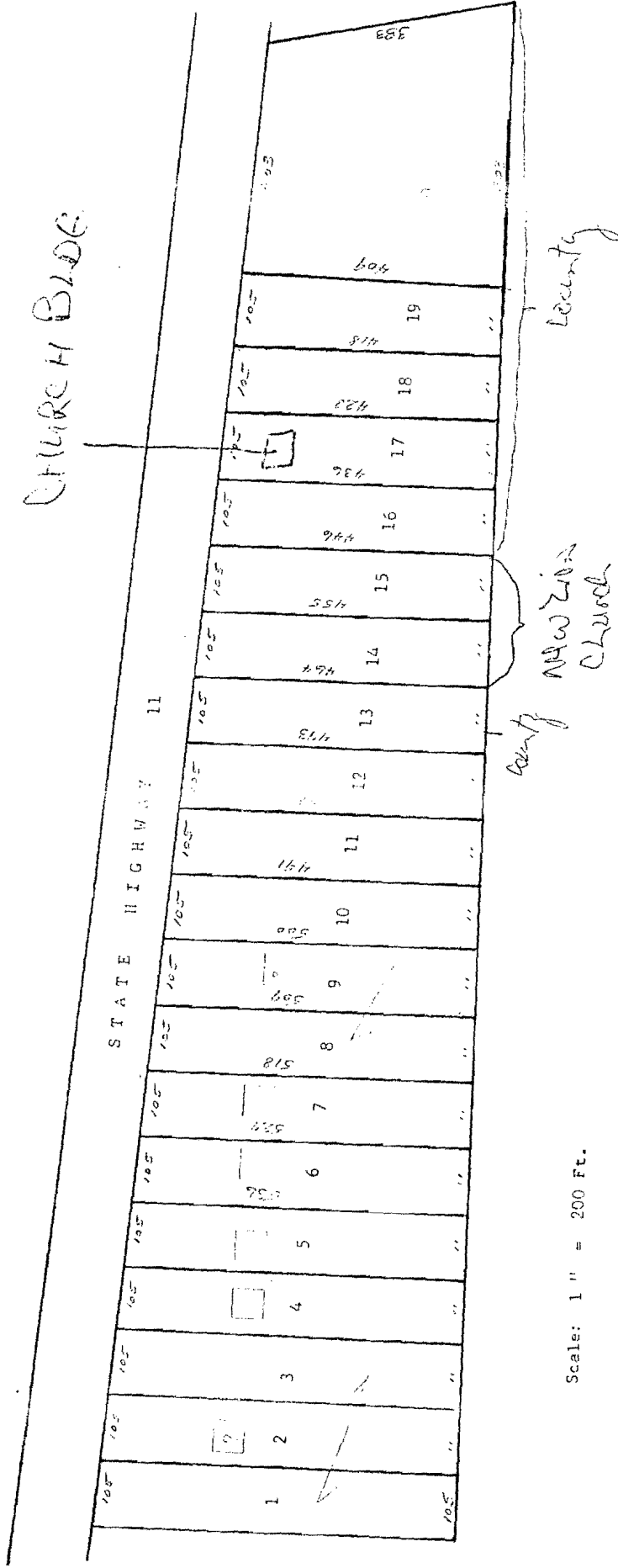
SWAUANO SUBDIVISION

(OUT OF THE HANNAH CARTER SURVEY AB-120)

DANGERFIELD T D D

THIS PLAN IS FOR
JULIUS COUNTY APPRAISAL
DISTRICT USE ONLY

CHURCH BLDG.



Scale: 1" = 200 Ft.

